

APPENDIX GEXHIBITS OF DEFENDANTS
(Use Letters)SHIRDENIA BRYANT

<u>LETTER</u>	<u>DESCRIPTION</u>	<u>OFFERED</u>	<u>ADMITTED</u>	<u>PROFFERED</u>
A	Judgment entry against Shirdenia Bryant filed 5/2/89 for \$1,326.18 Case Number: 89CV07070			
B	Judgment entry against Shirdenia Bryant filed 10/7/91 for \$1,870.32 Case Number: 91CV29301			
C	Judgment and decree of foreclosure against Shirdenia Bryant filed 6/26/90 Case Number: A-9000593			
D	Judgment and certificate of judgment against Shirdenia Bryant filed 11/14/88 for \$2,728.91 Case Number: 88CV33395			
E	Judgment against Shirdenia Bryant filed 9/10/96 for \$6,306.79 Case Number: 96CV02882			
F	Foreclosure complaint filed 7/9/97 Case No. A-9704941			
G	Copy of newspaper Sheriff's Sale regarding 1107 Laidlaw Avenue dated December 29, 1997.			
H	Judgment Entry for Plaintiff, Nationsbanc dated 10/21/97 against Johnnie Worthy, et al. (3 pages)			
I	Complaint for money Foreclosure and other equitable Relief filed 11/9/01; Case No. A0107903			

- J Purchase Contract between Johnny Marfisi and Shirdenia Bryant dated 1/7/98
- K Promissory Note from John Marfisi to Shirdenia Bryant dated 1/27/98
- L Fax cover sheet from Shirdenia Bryant to Johnny Marfisi dated 1/21/97
- M Title report dated 1/27/98 to Prescott Bigelow from John R. Meckstroth regarding 1107 Laidlaw Avenue
- N Letter from Herbert J. Kramer to Amy Clements dated 1/16/98 regarding payoff to Nationsbanc regarding 1107 Laidlaw Avenue property along with a copy of the payoff calculation attached.
- O Letter to Tri-State Mortgage dated 1/16/98 regarding reinstatement of the loan with Nationsbanc regarding 1107 Laidlaw Avenue.
- P Multiple Listing Service prepared by Paulina Murray dated 1-21-98 regarding 1107 Laidlaw Avenue (4 pages)
- Q Comparative Market Analysis from Matthew J. Murray to Prescott Bigelow IV regarding 1107 Laidlaw Avenue.
- R Detail Property Report regarding 1107 Laidlaw Avenue
- S Promissory Note to Shirdenia Bryant from Prescott Bigelow IV dated 1/27/98
- T Promissory Note dated 1/27/98 marked "Paid in Full"
- U General Warranty Deed from Shirdenia Bryant to Prescott Bigelow dated 1/27/98

- U** Settlement Statement 1107 Laidlaw Avenue dated 1/27/98
- V** Acknowledgment Of Legal Representation signed by Shirdenia Bryant
- W** Real Property Conveyance Fee Statement of Value and Receipt dated 1/1998
- X** Internal Revenue Service Real Estate Transaction report dated 1/27/98
- Y** Check from John Meckstroth Jr. to Shirdenia Bryant in the amount of \$1,000.
- Z** Check to Prescott Bigelow dated 1/27/98 in the amount of \$1,707.62
- AA** Detail of Weekly Expenditures - re: Laidlaw transaction
- BB** Ohio Estate Tax Return dated 1/27/98
- CC** Check dated 2/24/98 to John Marfisi from Bigelow Properties in the amount of \$22,701.66
- DD** Letter dated 3/9/98 to Prescott Bigelow from John Meckstroth with original recorded deed re: 1107 Laidlaw Avenue
- EE** Fax Transmission Sheet dated 3/19/98 along with 5 pages of attachment to Cheviot Building & Loan from Prescott Bigelow regarding the payoff to Nationsbanc for the 1107 Laidlaw property.
- FF** Mortgage from Prescott Bigelow IV to Cheviot Building & Loan Principal amount of \$56,000.00
- GG** Mortgage loan settlement statement The Cheviot Building and Loan Company dated March 24, 1998; Borrowers Prescott Bigelow IV, Trustee and Prescott Bigelow IV \$56,000.00.

- HH** Copy of check from The Cheviot Building and Loan payable to Prescott Bigelow IV in the amount of \$44,079.25 dated March 24, 1998.
- II** Land Contract dated January 1, 1999 between Shirdenia Bryant and Prescott Bigelow re: 1107 Laidlaw Avenue
- JJ** Fax Transmittal Sheet dated 1/4/99 from John Meckstroth to Shirdenia Bryant with Lease Agreement and Release for review with attached note concerning figures
- KK** Release signed by Shirdenia Bryant
Dated 1/6/99
- LL** Lease Agreement dated 1/6/99 between Prescott Bigelow IV and Shirdenia Bryant
- MM** Letter dated May 31, 2000, from Sierra Roofing & Remodeling to Pete Bigelow regarding inspection of the roof located at 1107 Laidlaw Avenue.
- NN** McKinley Mortgage LLC, appraisal report for 1107 Laidlaw
- OO** Kemp Company Uniform residential appraisal report
- PP** Settlement Statement Vintage Title Agency, Inc. dated 6/9/2000 showing cash from Borrower
- QQ** Settlement Statement Vintage Title Agency, Inc. dated 6/9/2000 showing to Borrower
- RR** General Warranty Deed from Prescott Bigelow IV to Shirdenia Bryant dated 6/09/2000
- SS** 1107 Laidlaw Printout 1/1/99 through 2/26/03

2 pages

TT Income Tax Returns Years 1997, 1998, 1999,
2000, 2001 and 2002 to be provided by Plaintiff

HARRY CURTIS

<u>LETTER</u>	<u>DESCRIPTION</u>	<u>OFFERED</u>	<u>ADMITTED</u>	<u>PROFFERED</u>
UU	Complaint in foreclosure, Case No. A-9803095			
VV	Complaint in foreclosure, Case No. A-9904402			
WW	Contract to Purchase dated 8/21/99 Between Harry Curtis and Patricia Curtis and Prescott Bigelow			
XX	General Warranty Deed for Harry Curtis and Patricia Curtis to Prescott Bigelow IV, Trustee, dated August 25, 1999			
YY	Hand written notes from John Meckstroth 1966 Fairfax Avenue			
ZZ	Letter from John Meckstroth to Prescott Bigelow dated 8/13/99 regarding title exam done on 1966 Fairfax Avenue			
AAA	Detail Property Report 1966 Fairfax Avenue			
BBB	Settlement Statement 1966 Fairfax Avenue dated August 25, 1999			
CCC	Land Installment Contract (unsigned) Between Prescott Bigelow and Harry Curtis and Patricia Curtis			
DDD	Invoice from John Meckstroth Jr. Dated August 25, 1999 for preparation of Land Installment Contract			
EEE	Face sheet showing amounts along with attached copies of checks to be distributed at closing 1966 Fairfax Avenue			

- FFF** Real Property Conveyance Fee Statement
of Value and Receipt dated 8/26/99
- GGG** Affidavit of Harry Curtis dated
August 25, 1999
- HHH** Hamilton County Real Estate Tax Bill
and receipt showing payment 8/30/99
- III** Check dated 8/28/99 from Harry
Curtis to Bigelow Properties for \$350.
- JJJ** Check dated 9/28/99 from Harry
Curtis to Bigelow Properties for \$350.
- KKK** Letter dated 9/15/99 from John Meckstroth
to Prescott Bigelow along with original
recorded deed for 1966 Fairfax Avenue
- LLL** Appraisal Report of Patrick C. Berding &
Associates, dated October 15, 1999 re:
1966 Fairfax Avenue
- MMM** Settlement Statement Barron Niehaus Title
Company dated 10/29/99; refinance 1966
Fairfax Avenue
- NNN** Notice to Leave Premises dated
December 20, 1999
- OOO** Complaint for forcible entry detainer
and money filed December 20, 1999
- PPP** Summons and Action in Forcible
Entry and detainer and money
- QQQ** Settlement Statement dated 1/29/2000
Leona Cure and Charles Cure, borrowers
1966 Fairfax Avenue
- RRR** Promissory Note principal amount of
\$9,400.00 from Leona Cure and
Charles Cure to Prescott Bigelow

SSS Order for forcible entry, detainer
and money entered 2/1/2000

TTT Writ of Execution entered 2/1/2000

UUU 1966 Fairfax Printout 1/02/98 through 5/22/00

VVV 1966 Fairfax Printout 1/01/99 through 7/19/01

WWW 1966 Fairfax Printout 3/09/99 through 1/31/01
(2 pages)

XXX 1966 Fairfax Printout 3/9/99 through 9/04/02

YYY Letter from John Meckstroth dated
2/2/00 regarding payment for Harry
Curtis eviction.

ZZZ Photograph of 1966 Fairfax

AAAA Bigelow Homes Bid dated 2/9/00
to board up house after fire

BBBB Recorded statement Harry Curtis to
Dan Rottmiller, Cincinnati Fire Div.

CCCC Professional Properties Inc. repair
estimate dated 3/15/2000

DDDD Letter dated 4/12/00 from Ken Chisenhall
regarding property at 1966 Fairfax Avenue

EEEE Land Contract between Paul Bigelow
and Prescott Bigelow

FFFF Itemization of Property from Harry
Curtis (four pages)

GGGG Judgment Entry entered 5/24/2000
Case No. B-0001276

HHHH Community Control Sanction Violation
Filed 6/23/2003 Case No. B-0001276

III Sworn statement and proof of loss
dated 4/12/2000

JJJJ Letter to Prescott Bigelow from City
of Cincinnati dated 4/17/2000

KKKK Fire Claim Report form dated 3/01/2000

LLLL Franklin Savings Memo re: payoff
dated 3/27/2000

MMMM Hamilton County Real Estate Tax
Bill First Half 1999

NNNN Nationwide letter dated 4/12/2000
to Harry Curtis

OOOO Nationwide letter to Harry Curtis
Date 7/19/2000

PPPP Nationwide voucher to Prescott Bigelow
IV for \$26,200.00

QQQQ Nationwide voucher to Prescott Bigelow
IV for \$30,398.88

RRRR Nationwide voucher for \$10,405.00
to City of Cincinnati

SSSS Nationwide Property estimate with
attachments totaling \$65,503.88

TTTT Property estimate Nationwide Insurance
Company for loss of rent \$2,000.00

UUUU Nationwide Insurance Photographs of
fire damage at 1966 Fairfax Avenue